

said premises insured in favor of the second party or his assigns, in the sum of One Thousand Dollars, in some responsible insurance company authorized to do business in the State of Kansas, in default whereof said party of the second part may pay such taxes, and any penalties and costs which may have accrued thereon and as will effect such such insurance at the expense of said first party, and such taxes, penalties, costs and insurance, shall from the date of payment be an additional lien under this mortgage on said above described premises, and shall bear interest at the rate of ten per cent per annum. But if default be made in the payment of said notes, or any part thereof, or any interest thereon, or of the taxes, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole amount specified in said notes and the interest thereon, and all taxes and insurance paid by said second party or his assigns, become and be due and payable, or not, at the option of said second party or assigns, said option to be exercised without any notice whatever; and it shall be lawful for the party of the second part his executors, administrators, or assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, appraisement hereby waived or not, at the option of the party of the second part, his executors, administrators, or assigns, and out of all the moneys arising from such sale, to retain the amount then due according to the provisions of this instrument, together with the costs and charges of making such sale, and the overplus, if any there be, shall be paid by the party making such sale on demand to the said party of first part his heirs or assigns.

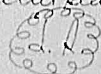
In Testimony Whereof The said party of the first part hath hereunto set his hand and seal the day and year first above written.

George M. Talley [seal]

State of Kansas, Douglas County, ss.

Be it Remembered, That on this 23^d day of May A.D. 1890 before me B. A. Ambler a Notary Public in and for said County and State, came George M. Talley to me personally known to be the same person who executed the foregoing instrument, and duly acknowledged the execution of the same.

In Witness Whereof I have hereunto subscribed my hand and affixed my official seal on the day and year last above written.



B. A. Ambler

My commission expires September 24, 1892.

Notary Public
Douglas Co. Kansas.

Recorded June 17, 1890 at 2 o'clock P.M.

James Brooks
Register of Deeds.